

\$399,900 - 596c Ham Lake Road E, Killarney

MLS® #X12386244

\$399,900

3 Bedroom, 1.00 Bathroom,
Single Family on 159.90 Acres

N/A, Killarney, Ontario

3 Bedroom Waterfront Cottage - French River Area. 4 Season Road Access. Winterized Home/Cottage/Hunt Camp. Large Boathouse/Shed potential Sauna/Bunkie. Next to over 400,000 Acres of Crown Land G2045. On the Shores of the "Hidden Gem, Ham Lake!" 1 hr North of Parry Sound. Main intersections are Hartley Bay Rd. and Hwy 69. 5 mins from Hwy 69 and French River Trading Post/Hungry Bear Restaurant. Private Dock, Private Beach, Fire Pit, Beautiful Spring Fed Lake. 2 hrs from Barrie, 45 mins from Sudbury. Tongue and Groove Pine throughout. Fridge, Stove, Dishwasher, Large Hot Water Heater. Strong Cell Service. Cottage views include Quiet Lake, Beautiful Sunsets over Island, Big Sky, Blanket of Stars, Canadian Shield Parking for 10 cars, Trailers etc. Bass, Pike, Perch, Catfish - Spring fed lake. Large wrap around Deck. Elevated viewing platform/deck with Muskoka chairs. Fully insulated. Newer propane furnace. Ice Fishing/Skating. Sky full of Stars & the Milky Way. Deer, Fox, Loons, Hummingbirds. Phenomenal Fishing less than 10 mins to Georgian Bay via Hartley Bay. 5 mins to French River Provincial Park. Snowmobile Trails within 3 kms including the French River Snowmobile and Walking Bridge (largest of it's kind in the world) 12' wide, 90' over the water 512' long. Lot's of Storage. Water Frontage 160' (49m)..57 Acres. 24,829 SQ/FT (2,307 SQ./M). 14kms from Alban & Grocery, Lumber/Hardware, Pharmacy, LCBO, Hungry



Bear Restaurant 4kms, 14 kms to
Pub/Riverside Resort/Fish & Chips.1,000 Gal.
Propane Tank (2020). *For Additional Property
Details Click The Brochure Icon Below*
(id:6289)

Essential Information

Listing #	X12386244
Price	\$399,900
Bedrooms	3
Bathrooms	1.00
Acres	159.90
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	596c Ham Lake Road E
Subdivision	N/A
City	Killarney
Province	Ontario
Postal Code	P0M1A0

Amenities

Utilities	Electricity
Features	Irregular lot size
Parking Spaces	11
Parking	Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Propane Radiant heat
Cooling	None
Fireplace	Yes
# of Stories	1

Exterior

Exterior Vinyl siding

Listing Details

Listing Office ICI SOURCE REAL ASSET SERVICES INC.



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